146.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	643,800 /	643,800
					USE VALUE:	643,800 /	643,800
					ASSESSED:	643,800 /	643,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DALY PAUL O/ TRUSTEE	
Owner 2:	KAREN M DALY SUPPLEMENTAL	
Owner 3:	NEEDS TRUST	
Street 1:	186 SCITUATE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	SANDBERG DONALD/MARY ANNE -
Owner 2:	-
Street 1:	186 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1916, having primarily Aluminum Exterior and 1140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	202,200		441,600	643,800
Total Card	0.101	202,200		441,600	643,800
Total Parcel	0.101	202,200		441,600	643,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.74 | /Parcel: 564.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96149
GIS Ref	
GIS Ref	
Insp Date	05/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,200	0	4,400.	441,600	643,800	643,800	Year End Roll	12/18/2019
2019	101	FV	186,000	0	4,400.	414,000	600,000	600,000	Year End Roll	1/3/2019
2018	101	FV	186,000	0	4,400.	342,200	528,200	528,200	Year End Roll	12/20/2017
2017	101	FV	186,000	0	4,400.	314,600	500,600	500,600	Year End Roll	1/3/2017
2016	101	FV	186,000	0	4,400.	287,000	473,000	473,000	Year End	1/4/2016
2015	101	FV	163,000	0	4,400.	281,500	444,500	444,500	Year End Roll	12/11/2014
2014	101	FV	163,000	0	4,400.	261,600	424,600	424,600	Year End Roll	12/16/2013
2013	101	FV	163,000	0	4,400.	249,000	412,000	412,000		12/13/2012

!11444!

PRINT

Date	Time
12/11/20	01:36:55

LAST REV

Date	Time
08/05/20	10:59:58
jorourke	
11444	

USER DEFINED

Prior Id # 1:	96149
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDBERG DONALD	71403-555	1	7/31/2018		610,000	No	No		
WAGGETT MARGARE	49460-174		5/17/2007		439,000	No	No		
BENSON TIMOTHY	48903-161		1/26/2007	Sub Sale	389,900	No	No		
BENSON JOHN A &	33577-128		8/31/2001	Family	279,000	No	No		
	8567-53		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2020	Mail Update	JO	Jenny O
5/5/2018	MEAS&NOTICE	BS	Barbara S
4/28/2009	Info By Phon	197	PATRIOT
2/4/2009	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
5/22/2007	MLS	HC	Helen Chinal
11/6/2000	Hearing Chag		
1/24/2000	Inspected	264	PATRIOT
1/4/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	441,602	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	4 - Below Avg.		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.33040428
Const Adj.:	0.98970103
Adj $ / SQ:	118.503
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292979
Depreciation:	90823
Depreciated Total:	202155

COMMENTS

648-1328.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

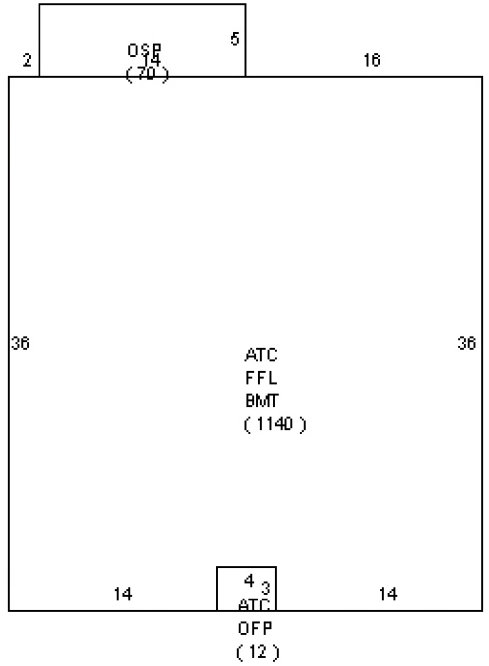
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.50
Special Features:	0	Val/Su Net:	73.13
Final Total:	202200	Val/Su SzAd	131.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,140	35.550	40,528
FFL	First Floor	1,140	118.500	135,094
ATC	Attic	403	118.500	47,781
OSP	Screen Porch	70	43.620	3,054
OFP	Open Porch	12	43.550	523

Net Sketched Area:	2,765			Total:	226,980
Size Ad	1543.2	Gross Are	3514	FinArea	1140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	